



**OUTLINE PLANNING PERMISSION**

**Planning Act (Northern Ireland) 2011**

Application No: **LA10/2020/1172/O**

Date of Application: **17th November 2020**

Site of Proposed Development: **Approx. 70m North of 20 Longhill Road  
Dromore  
Co Tyrone**

Description of Proposal: **Proposed site for infill dwelling**

Applicant: Mr S Mc Aleer  
Address: 93 St Dympna's Road  
Dromore  
Co Tyrone

Agent: Mr Desmond O' Neill  
Address: 17 Main Street  
Dromore  
Co Tyrone  
BT78 3AE

Drawing Ref: 01

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The Council in pursuance of its powers under the above-mentioned Act hereby

**GRANTS OUTLINE PLANNING PERMISSION**

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. Application for approval of the reserved matters shall be made to the Council within 3 years of the date on which this permission is granted and the development, hereby permitted, shall be begun by whichever is the later of the following dates:-
  - i. the expiration of 5 years from the date of this permission; or
  - ii. the expiration of 2 years from the date of approval of the last of the





reserved matters to be approved.

Reason: As required by Section 62 of the Planning Act (Northern Ireland) 2011.

2. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters"), shall be obtained from the Council, in writing, before any development is commenced.

Reason: This is outline permission only and these matters have been reserved for the subsequent approval of the Council.

3. A scale plan at 1:500 shall be submitted as part of the reserved matters application showing the access to be constructed in accordance with the form RS1.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

4. The vehicular access, including visibility splays and any forward sight line, shall be provided in accordance with the plans to be submitted and approved at Reserved Matters stage, prior to the commencement of any works or other development hereby permitted.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. The proposed dwelling shall be sited in the area as indicated in orange on the approved plan 01 date stamped 17-NOV-2020

Reason: To ensure that the development is satisfactorily integrated in the countryside.

6. The proposed dwelling shall have a ridge height of no more than 6 metres above finished floor level.

Reason: To ensure that the development is satisfactorily integrated in the countryside.

7. No development shall take place until a plan indicating floor levels of the proposed dwelling in relation to existing and proposed ground levels has been





submitted to and approved by Fermanagh and Omagh Council. The depth of under build between finished floor level and existing ground level shall not exceed 0.45 metres at any point.

Reason: To ensure the dwelling integrates into the landform.

8. The existing mature trees and vegetation along the entire site boundaries shall be retained intact except where it is required to provide sight lines. No trees or vegetation shall be lopped, topped or removed without the prior consent in writing of the Council, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Council in writing at the earliest possible moment.

Reason: In the interests of visual amenity.

9. No development shall take place until there has been submitted to and approved by the Council at reserved matters stage a landscaping scheme showing proposals for the existing vegetation to be retained except where its removal is required for the provision of sight lines. Where removal is necessary, a native species hedgerow will be planted along the Western boundary of the site behind any proposed sight line. This scheme shall include the planting of a native species hedgerow or trees along the boundaries of the site curtilage including details of the site preparation, planting methods, medium and additives together with species, size and time of planting. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development. Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

Reason: To ensure the dwelling integrates into the landform.

Dated: 17th February 2021 Authorised Officer



LA10/20/1172

Fermanagh and Omagh District Council  
RECEIVED  
17 NOV 2020  
File No. ....  
LOCAL PLANNING

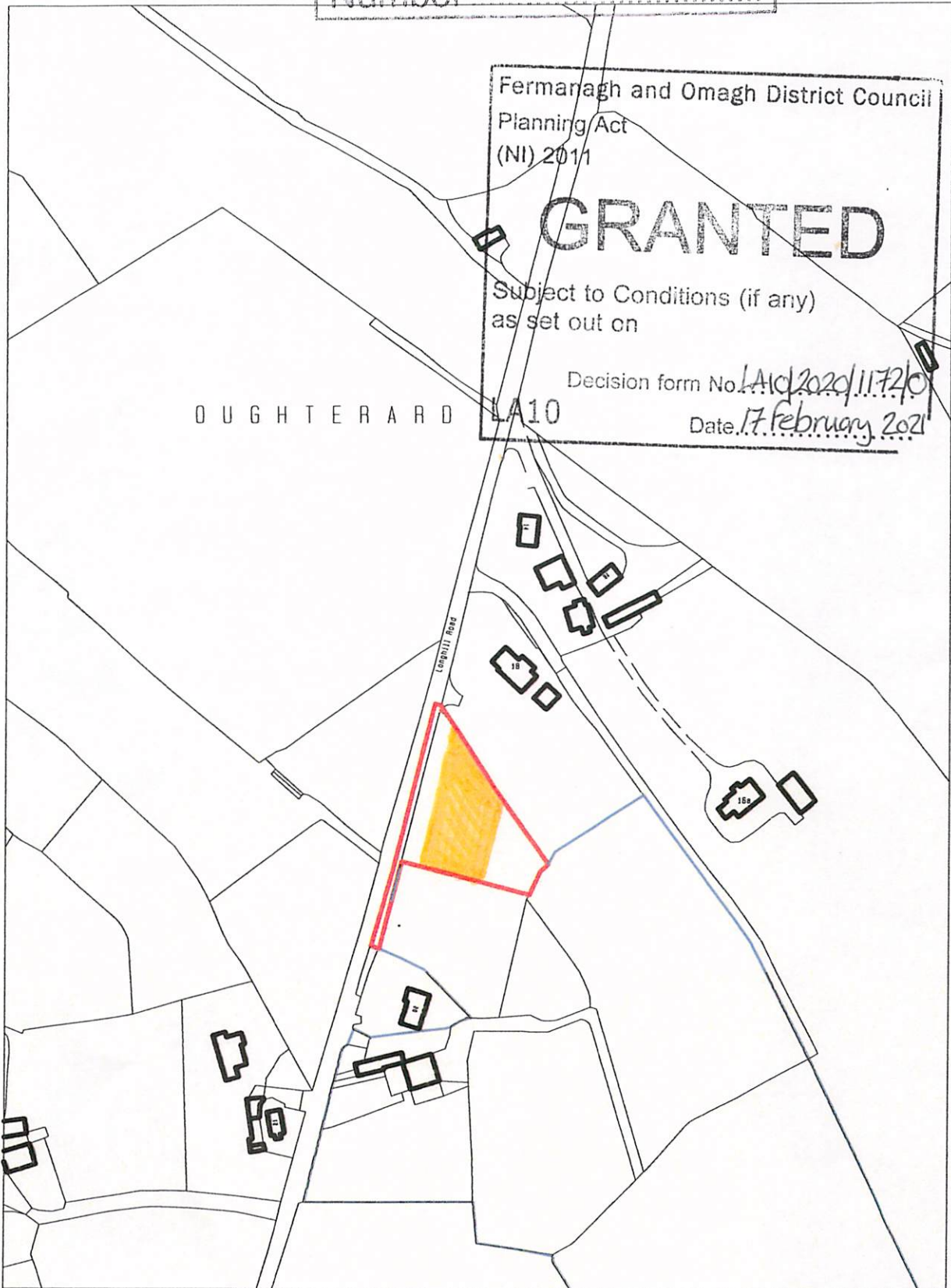
Fermanagh and Omagh District Council  
Drawing 01  
Number .....

Fermanagh and Omagh District Council  
Planning Act  
(NI) 2011  
**GRANTED**  
Subject to Conditions (if any)  
as set out on  
Decision form No. LA10/20/1172/0  
Date 17 February 2021

DOUGHTERAARD

LA10

LEWIS ROAD



LOCATION PLAN  
SCALE 1:2500

EXTRACT FROM OS 155-11NE